



First Western Properties | 425.822.5522  
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

161 TELEGRAPH ROAD | BELLINGHAM, WA

**MERIDIAN PLAZA PAD**  
**FOR LEASE | GROUND LEASE**

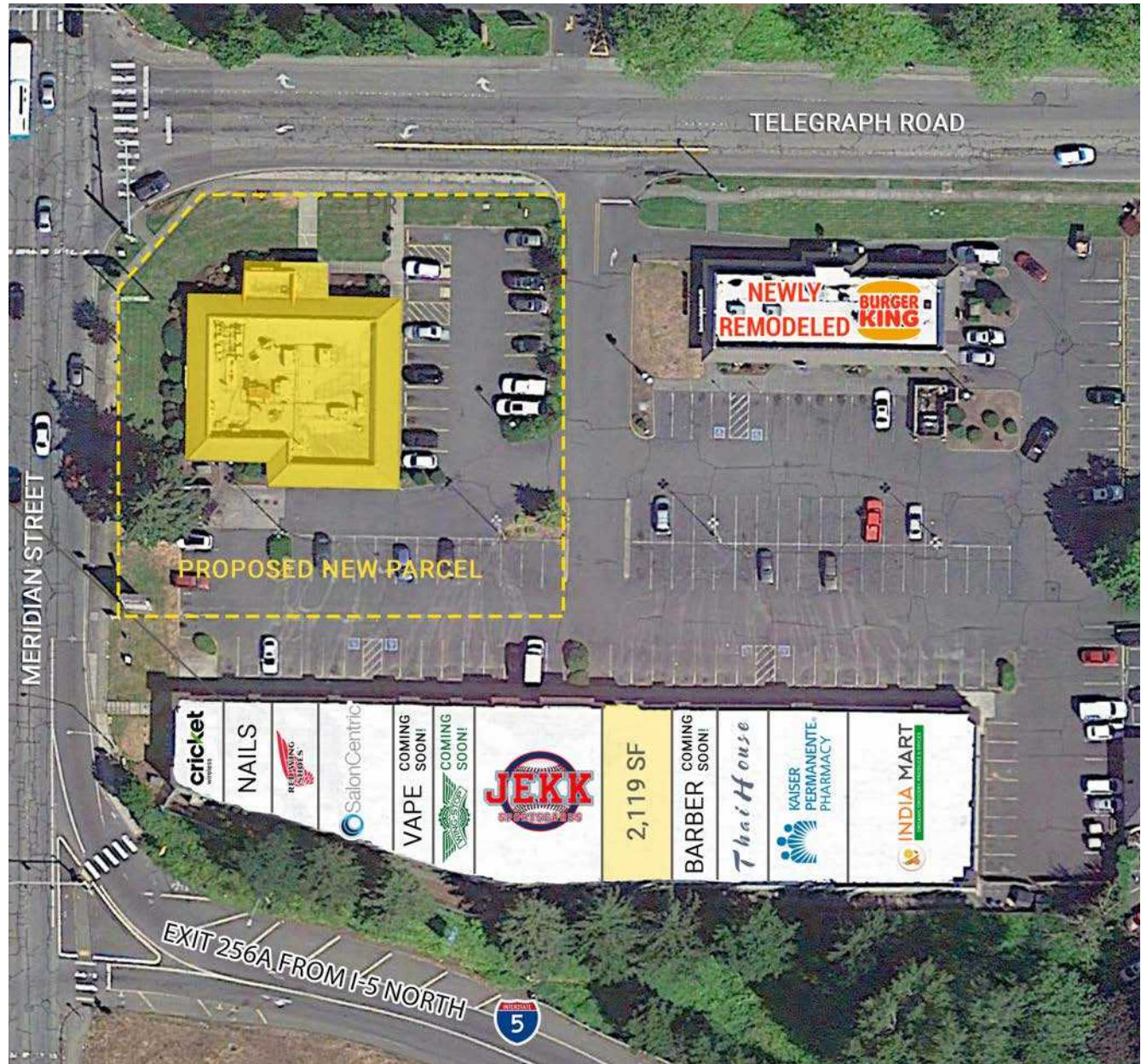


# SITE SUMMARY

## DO NOT DISTURB TENANT

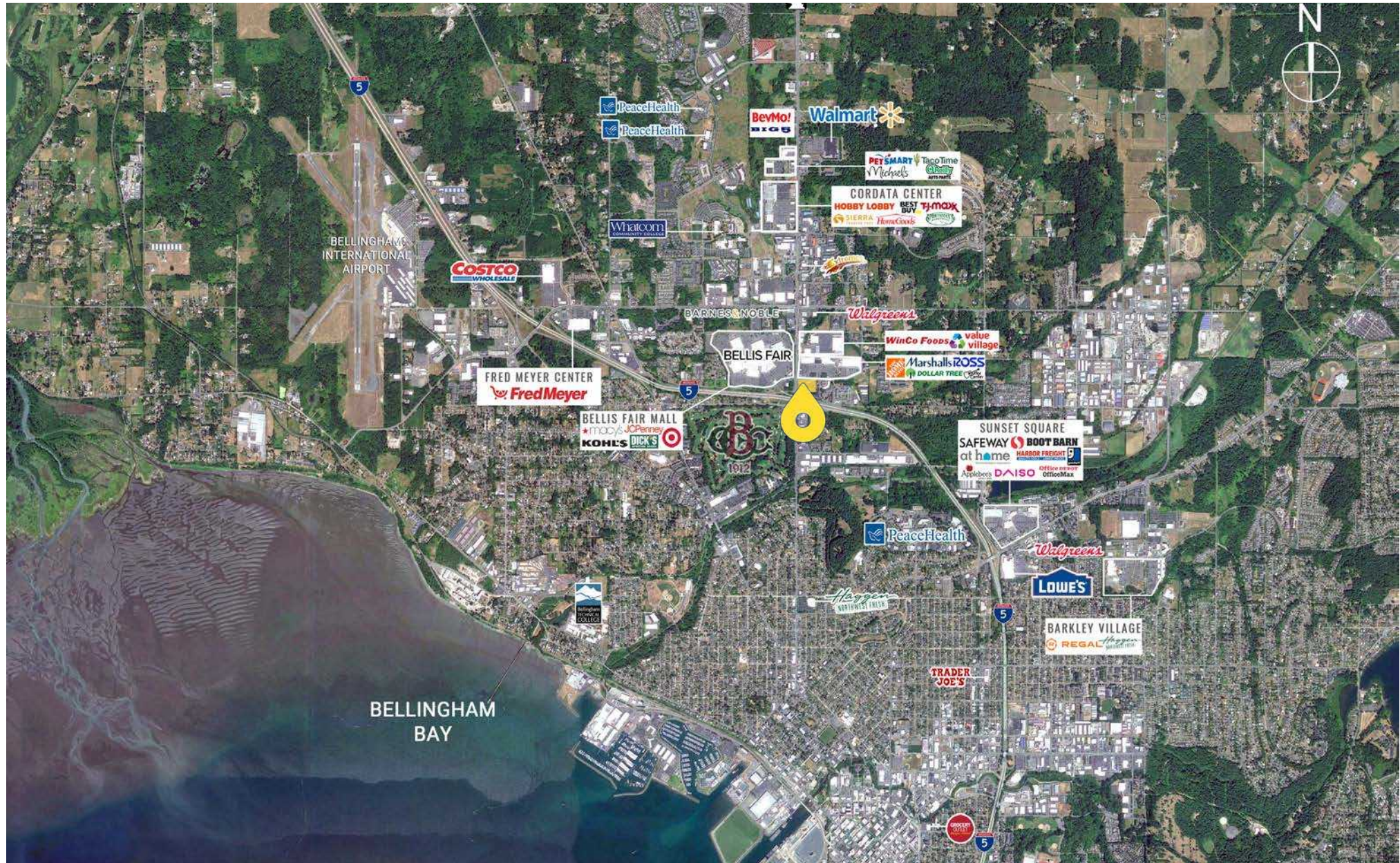
Available	5,866 SF Building
Opportunity Type	For Lease   Ground Lease
NNN	\$8.00 PSF
Zoning	Commercial
Signage	Monument & Building
Parcel Size	37,509 SF
Shopping Center Tenants	IndiaMart, JEKK, Kaiser Permanente Pharmacy, Red Wing Shoes, Burger King, Cricket Wireless, & Salon Centric. WingStop, Vape, & Barber Shop coming soon.
Center Vacancy	Final in-line space: 2,119 SF Contact Broker for Details

CLICK FOR  
ZONE USE





# LOCATION AERIAL





# DEMOGRAPHICS

Bellingham, Washington, the County Seat of Whatcom County, is a picturesque city offering a rich variety of recreational, cultural, educational, and economic activities. It's a place where excellence in education is a hallmark, boasting nationally lauded K-12 public schools, two community colleges, and Western Washington University—consistently ranked high among public regional universities. Nestled amidst stunning natural beauty, Bellingham provides abundant opportunities for outdoor adventures, alongside a vibrant arts and culinary scene. It's truly a dynamic hub where natural beauty, culture, and education converge.



83,280

POPULATION  
10 MIN DT



35,995

NO OF HOUSEHOLDS  
10 MIN DT



\$93,974

AVERAGE HH INCOME  
10 MIN DT



\$599,977

MEDIAN PROPERTY VALUE  
10 MIN DT



33.4

YEARS OLD  
MEDIAN AGE



\$1.65B

TOTAL NON-RETAIL  
EXPENDITURE



77,220

DAYTIME ADJ. POPULATION  
10 MIN DT



45,277


TELEGRAPH & SR 539  
ADT AT INTERSECTION



RELATIONSHIP FOCUSED. RESULTS DRIVEN.


KIRKLAND | TACOMA | PORTLAND | SEATTLE

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